# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk

- Four good sized bedrooms
- En-suite shower room to master bedroom
- Well appointed family bathroom
- Lounge & separate dining room
- Rear conservatory
- Extended open-plan kitchen/diner
- Utility room & guests wc
- Double garage & off road parking
- Private, mature rear garden
- Cul-de-sac location, close to local amenities

## *CHESTNUT CLOSE, STREETLY, B74 3EF - GUIDE PRICE £585,000*

Positioned in a quiet, cul-de-sac location on Chestnut Close, this well presented, detached family home offers generous space in a prime Streetly location. Perfectly placed for highly regarded schools and commuter routes, it suits families wanting both comfort and convenience. The entrance hall has a guests wc off, large family lounge and a separate dining room, which opens into a bright conservatory overlooking the private garden. The heart of the property is the extended open-plan kitchen/diner, providing an excellent everyday family space, supported by a separate utility room. Upstairs are four good sized bedrooms, the master having an en-suite shower room and further family bathroom. Outside, the home benefits from a double garage, off road parking and a private rear garden offering a peaceful setting.

Set back from the roadway behind a driveway, the property offers a fore garden with shrubbery to side, access to the property is gained via an obscure double glazed front door into:

RECEPTION HALL: Obscure double glazed window to front, stairs off with under stairs storage, wood effect flooring, radiator with contemporary cover, doors to:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, wash hand basin with vanity unit below, tiled splash backs, wood effect flooring, radiator.

LOUNGE: 21'3" x 12' Pvc double glazed bay window to front, coal effect feature fireplace with marble hearth and surround, two radiators, glazed doors to:

DINING ROOM: 10'10" x 10'3" Double glazed sliding doors to conservatory, space for dining table and chairs, radiator.

CONSERVATORY: 11'10" x 11' Pvc double glazed windows to each elevation, pvc double glazed French doors to rear, wall mounted electric heater, wood effect flooring.

OPEN PLAN KITCHEN/DINER: 26'10" x 14'2" max / 9'8" min Two pvc double glazed windows to rear, pvc double glazed French doors to rear, one and a half bowl sink/ drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, tiled splash backs, alcove for American style fridge/freezer, under cupboard lighting, integrated Neff oven & grill, four ring gas hob with extractor canopy over, integrated dishwasher, central island unit with breakfast bar having space for four stools, large display/storage unit, modern vertical radiator, opening to dining area with space for table and chairs, together with sofa, useful storage cupboard, additional radiator, Karndean flooring throughout.

UTILITY ROOM: 7'6" x 7'4" Stainless steel sink/drainer unit set into rolled edge work surfaces, splash backs, cupboards fitted to base and wall level, plumbing and space for washing machine and dryer, space for fridge/freezer, Karndean flooring, radiator.

STAIRS TO LANDING: Useful storage cupboard, doors to:

BEDROOM ONE: 11'10" x 10'7" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

EN-SUITE: Obscure pvc double glazed window to side, corner enclosed shower cubicle having glazed sliding doors, tiled splash backs, wash hand basin, low level wc, chrome ladder style radiator.

BEDROOM TWO: 11'8" max / 8'8" min x 11'5" Pvc double glazed window to front, double built-in wardrobe, radiator.

BEDROOM THREE: 11'7" max / 8'7" min x 9' Pvc double glazed window to front, wood effect flooring, radiator.

BEDROOM FOUR: 10'8" x 8'7" max / 7'7" min Pvc double glazed window to rear, useful storage cupboard, wood effect flooring, radiator.

FAMILY BATHROOM: 6'8" x 6' Obscure pvc double glazed window to side, 'P'-shaped bath with overhead shower, glazed shower screen, wash hand basin with vanity unit below, built-in low level wc, tiled walls and flooring, chrome ladder style radiator.

GARAGE: 20'10" max / 12'3" min x 16'6" max / 8'11" min Two up and over garage doors, pvc obscure double glazed door to side, storage in rafters, fitted shelving, work space and storage units to rear, door to utility. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Having woodland close by, the garden offers a good degree of privacy with paved patio area leading to lawn surrounded by borders having mature shrubs, bushes and trees, water feature.

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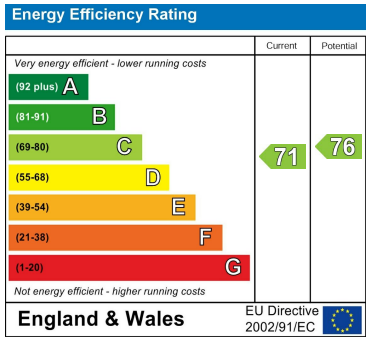
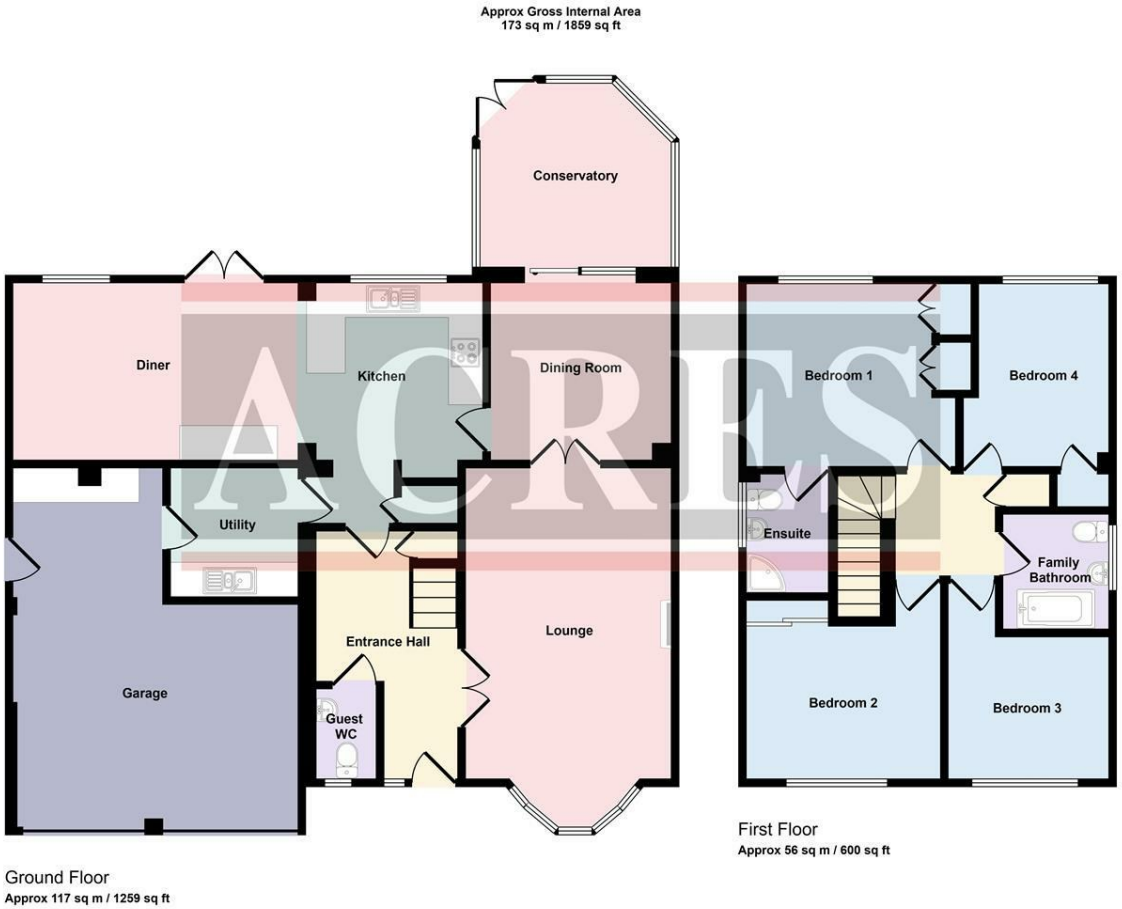
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.